

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, May 14, 2019
6:00 p.m.

Comm. Steele called the meeting to order at 6:00 pm with the following in attendance:

Comm. Steele	Gary Milbrand	Steve Hovis
Comm. Granholm	Lisa Frye	Mike Hiras
Comm. Jones	Scott DePoe	
Comm. Kessler	Carly Mercadante	
Comm. Knepper	Ryan Grigg	

Other Township Employees or Board Members:
Adam Wolf, Public Works; Jeff Grove, EMA and Kay Crumling, York Township
Tax Collector.

Others Community Members:
Sgt. Karzywulak, YARP; Bob Junkins, York Township Goodwill Fire Company;
and Rob Greene, York Township Goodwill Fire Company.

Comm. Steele announced that the Board will meet in executive sessions at the end of the meeting to talk about real estate and potential litigation matters.

Minutes – April 10, 2019

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of April 10, 2019 were approved.

Vote 4 yes. (Comm. Kessler abstained)

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Granholm, the following bills for April 2019 were approved for payment:

General Fund	\$ 1,279,001.16
Sewer Revenue Fund	\$ 101,903.32
Inter-Municipal Sewer Fund	\$ 12,479.71
General Capital Reserve Fund	\$ 4,269.60
Sewer Capital Reserve Fund	\$ 19,628.33
Street Light Fund	\$ 244.78
Escrow Fund	\$ 29,362.05
EMA Fund	\$ 14.59

Total	\$ 1,446,903.54
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Vote 5 yes.

Non-Reimbursables

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for April 2019 in the amount of \$31,792.32 were approved for payment.

Vote 5 yes.

Commissioner Agenda

Comm. Kessler – Reported that he was not in attendance last month. He attended the York Township Fire Department meeting on May 13th, 2019. He encouraged all the residents to visit the businesses of York Township.

Comm. Jones – Reported that he attended a Crisis in EMS Past, Present & Future presentation on April 10, 2019. He attended the York Township Fire Department meeting on May 13th, 2019. He attended the April 13th, 2019 Yoe Fire Company and York Area Regional EMS appreciation dinner. He attended the April 17th, 2019 Stock and Leader Municipal 201 training. He addressed several citizen concerns.

Recruitment and Retention money - On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved to release the Recruitment and Retention money for the 1st quarter, 2019.

Vote 5 yes.

Comm. Granholm – Provided the following YARP update: He attended the April 11th, 2019 and May 9th, 2019 meetings; YARP received 50% of their medical insurance rebate; the final payment on the roofing project was approved; The Board approved the up fitting for their new truck; and the department is going to participate with York City Police in a grant application for the purchase of a body camera system.

He and Comm. Jones made a presentation on government and politics at the Dallastown High School on April 12th, 2019. He attended the April 17th, 2019 Stock and Leader Municipal 201 training.

Comm. Knepper – Reported that he attended the April 11th, 2019 YARP meeting. He addressed several citizen concerns. He encouraged staff to continue to find a means by which the streets off Heather Glen can be adopted.

Comm. Steele – Reported that he attended the April 11th, 2019 and May 9th, 2019 YARP meetings. He attended the April 17th, 2019 Stock and Leader Municipal 201 training. He received a citizen concern about the intersection of Leader Heights Road and South George Street.

Township Manager’s Agenda – Gary Milbrand

Resolution 2019-10 Destruction of Records

On motion of Comm. Granholm, seconded by Comm. Jones, Resolution 2019-10, disposition of records to be shredded at the event scheduled for May 18th, 2018 was approved.

Vote 5 yes

Resolution 2019-11 Fee Schedule

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved Resolution 2019-11, the updated fee schedule.

Vote 5 yes.

Request to support an update to Right-To-Know Law

The Township received a request from Councilman Dees of West Easton Borough to support their efforts to petition the state to amend the Right-To-Know Law to define harass and overburden and provide remedies for the public bodies which have “Vexatious Requesters.” The Board directed staff to prepare a resolution to recommend an update to the Right-To-Know Law for future consideration.

Reappointment of James O’Neill to Recreation Board (thru May 1, 2024)

On motion of Comm. Jones, seconded by Comm. Granholm, James O’Neill was reappointed to the Recreation Board for a term expiring May 1, 2024.

Vote 5 yes.

Reappointment of Carl Dallmeyer to Planning Commission (thru May 31, 2024)

On motion of Comm. Knepper, seconded by Comm. Granholm, Carl Dallmeyer was reappointed to the Planning Commission for a term expiring May 31, 2024.

Vote 5 yes.

Update on request to Install Small Cell Towers on Township Property

Shentel Cellular radio group reviewed and approved the potential for small cell towers to be installed at the signal light at Coventry and Queen and the old public works building at 2460 Fitzkee Ln. Contracts will be provided to the Township Solicitor for review and approval of the Board at a future meeting. A discussion was held.

Resolution 2019-12 Amend Capital Projects Fund for Dump Truck with Hook Lift

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board approved Resolution 2019-12 allocating an additional \$123,529 of funds that are not currently appropriated within the General Fund Capital Projects Fund to the dump truck with hook lift line item to pay for expenses related to the Vehicle.

Vote 5 yes.

Monthly Report:

The final 2018 audit reports from Brown Schultz Sheridan & Fritz for York Township and then York Township Water & Sewer Authority were received on April 17th. Once again, it was a clean audit with no findings.

Recreation – Carly Mercadante

No action items

The Great American Clean Up

Township staff participated in the Great American Clean Up on Friday, April 12, 2019. A total of 33 staff participated. 44 bags of garbage were gathered over 22 miles of roads, 66 acres of park/public land and .31 miles of stream.

Public Works – Scott DePoe

No action items

Engineer – Mike Hiras of JMT and Director of Economic Development – Lisa Frye

P2019-3-1 Kehinde and Sholayide Adebayo Amended Final Subdivision Plan

The plan presented by Adam Anderson, P.E. Site Design Concepts.

On motion of Comm. Knepper, seconded by Comm. Jones, the Amended Final Subdivision plan for P2019-3-1 Kehinde and Sholayide Adebayo located at 1065 S. Pleasant Avenue was approved with the following conditions or modifications:

1. All comments on the JMT letter from Michael Hiras, P.E., dated May 10, 2019, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.

4. Waivers granted for the following:
 - a. Section 507, 508, 609, Sidewalks, Curbs & Reinforced Shoulders, and Street Trees
 - i. Based on the plan only proposes the modification of the Conservation Easement and all applicable development requirements will be addressed by the accompanying Lot Development Plan
5. The conditions and requirements in JMT's Consistency Letter for the Stein Hill Estates Phase-1 Final Subdivision Plan by Clark P. Craumer, LLC, dated August 10, 2015, the York Township Engineering Department letter dated February 8, 2014, and as re-stipulated in JMT's letter from Michael Hiras, P.E., dated May 10, 2019 shall be met. The conditions and requirements are to be attached to the Building Permit and the York Township Certificate of Use stipulations, which shall be part of the project conditions. York Township will provide a final determination of the applicability of the conditions and requirements.
6. All invoices to be paid prior to recording.

Vote 5 yes.

LD2019-3-1 Weis Gas N Go Final Land Development Plan

The plan presented by Keith Heigel, Light-Heigel & Associates, Inc.

On motion of Comm. Granholm, seconded by Comm. Kessler, the final land development plan for LD2019-3-1 Weis Gas N Go Final Land Development located at 2081 Springwood Road, was approved with the following conditions or modifications:

1. All comments on the JMT letter from Michael Hiras, P.E., dated May 10, 2019, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
4. Waivers granted for the following:
 - a. Section 307. - Preliminary Plan Application Procedures
 - i. With the condition that items such as building architectural plans and utility design will be advanced adequately to prevent major changes to the plan prior to the Board of Commissioners Meeting and Final Plan approval.

- b. Section 316.B – Traffic Impact Report
 - i. With consideration that TPD does not object to the waiver of the requirements of Section 316.B of the York Township Subdivision and Land Development Ordinance, to provide a Traffic Impact Report.
 - ii. All Traffic Related comments are addressed to the satisfaction of TPD.
5. All Sanitary Sewer comments are addressed to the satisfaction of Gannett Fleming the Authorities Engineer.

Vote 5 yes.

LD2019-2-3 Spry Dollar General Preliminary/Final Land Development Plan

The plan presented by Robert Sharrah, PLS. – Sharrah Design Group, Inc.

On motion of Comm. Granholm, seconded by Comm. Knepper, the preliminary/final land development plan for LD2019-2-3 Spry Dollar General located at 2603 Course Road was approved with the following conditions or modifications:

1. All comments on the JMT letter from Michael Hiras, P.E., dated May 10, 2019, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
4. Waivers granted for the following:
 - a. Section 307.B - Preliminary Plan Application Procedure
 - b. Section 506.G.7.d – Clear Sight Triangle
 - i. With consideration of the justification and review of the plans, and that the area of the space within the clear-sight-triangle is minimal.
 - c. Section 508.A.4 & 508.8 – Concrete Curb.
 - i. With consideration that the proposed 6-inch curb will provide the same function as an 8-inch curb and provide easier navigation to pedestrian areas for the project.
 - ii. With the condition that six (6) inch curb shall only be provided within the proposed private parking lot. All transitions to the existing curb to Course Road shall match the existing curb height within the roadway.
 - d. Section 908.G.7.a – Minimum Pipe Diameter

- i. With the condition that a smaller diameter pipe may be utilized in areas where the required 18-inch pipe is not possible due to either utility conflicts or where minimum cover cannot be provided but must be capable of conveying the runoff of the required design storm. All other pipes shall be minimum 18-inch diameter. With York County Conservation District approval.

5. All invoices to be paid prior to recording.

Vote 5 yes.

Hudson Ridge Preliminary Land Development/Subdivision update

The Board was advised that the Hudson Ridge Subdivision at 55 Yoe Drive would contain 450+ townhomes. One area of the development will be comprised of fee simple lots. The other area of the development will be comprised of rental units. The Township received a concern from a resident about where the access drive comes out onto Yoe Drive and its proximity to their house on the other side of the street. The owner requested the access drive to Yoe Drive be relocated. It was noted that this is not something the SALDO requires or speaks to. The property owner has had a meeting with the developer's engineer to discuss their concerns. The development owner did offer some screening options to the Township resident. A discussion was held.

Time Extensions

On motion of Comm. Granholm, seconded by Comm. Kessler, 90-day time extensions were granted for the following:

P2017-9-1 2719 South Queen Street Final Subdivision Plan

LD2015-5-1 IVRI Land Development Plan

P2018-4-1 WellSpan Heart and Vascular Center Final Lot Consolidation Plan

Vote 5 yes.

Solicitor – Steve Hovis

Resolution 2019-13 PennDOT TE-160 Application for Traffic Signal - WellSpan

On motion of Comm. Granholm, seconded by Comm. Jones, the Board approved Resolution 2019-13 PennDOT TE-160 Application for Traffic Signal to authorize Comm. Steele to execute the PaDOT TE160 form related to the traffic signal permit application for the WellSpan Health Heart and Vascular project.

Vote 5 yes.

It was noted that per PennDOT the Township must be the applicant.

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Approval of Signal Commitment Letter to PennDOT

On motion of Comm. Granholm, seconded by Comm. Jones, the Board authorized the sending of a letter to PaDOT confirming that there are sufficient funds for the installation of the required improvements based upon WellSpan Properties filing surety with PaDOT for the project.

Vote 5 yes.

Public Comments

None.

Executive Session TIME ___ 7:00 pm _____

The board was in executive session to discuss real estate and potential litigation matters.

Meeting Reconvened TIME __ 8:11 pm _____

Rutters Decision of the Zoning Hearing Board

On a motion by Comm. Granholm, seconded by Comm. Steele, the Board authorized the Township Solicitor to file an appeal of the decision of the Zoning Hearing Board in granting a special exception to Rutters on Leader Heights Road.

Vote 5 yes.

Land acquisition

On a motion by Comm. Kessler, seconded by Comm. Granholm, the Board authorized the Township Manager to enter into a contract for a land appraisal not to exceed a cost of \$2,500, and the project is to be paid for from the capital reserve buildings and land Community Center design funds.

Vote 5 yes.

Adjourn

The meeting was adjourned at 8:15 pm.

Secretary

(Seal)